

**ZONING COMMISSION  
PUBLIC HEARINGS  
November 16, 2016**

Bill Stopper opened the Public Hearing with the following in attendance:

**MEMBERS:**

William Stopper, Chair  
April Slauson, Secretary  
Richard Cool - absent  
Neil Mascola  
Wendyann Fowler  
Matthew DeBarber, Alternate - absent  
Caroline Hennessey, Alternate - absent  
Amanze Williams, Alternate - absent

**OTHERS:**

Sue Goggin, Town Planner, ZEO, WEO  
Lori Rotella, Assistant ZEO  
Wayne Zirolli, Borough Engineer  
Kathleen Donovan, Burgess Liaison  
Public - 0

**6:00 P.M. - PUBLIC HEARING:** for extension to special permit for two interior lots (as part of subdivision) on a property located at 0 Field Street, Applicant: Anderson Mills, LLC

Attorney Michael McVerry, 35 Porter Avenue, Naugatuck on behalf of the applicant, Anderson Mills, LLC. Attorney McVerry explained to the commission the 12.27 acre parcel is located across the street from Baummer's Pond. The applicant purchased this parcel of land with the intent to create 11 building lots. Naugatuck's zoning regulations require a special permit for interior lots due to the zone the property is located in. The applicant received their special permit and wetlands approvals back in 2008. They did not go before the Planning Commission at that time because of the economy crashing. They came back in November 2014 to get their re-approval of the special permit for the two interior lots. Between the bad economy and the principal of the LLC, Jorge Carreira, becoming ill, the work was never started. They are requesting a one year extension for the special permit for the two interior lots. There could be potential for the whole parcel to be sold with the approved interior building lots. There were no questions from the commission. William Stopper opened the hearing up to the public. There was no public present.

William Stopper closed the public hearing.

**NAUGATUCK ZONING COMMISSION  
REGULAR MEETING  
November 16, 2016**

William Stopper opened the meeting with the following in attendance:

**MEMBERS:**

William Stopper, Chair  
April Slauson, Secretary  
Richard Cool - absent  
Neil Mascola  
Wendyann Fowler  
Matthew DeBarber, Alternate - absent  
Caroline Hennessey, Alternate - absent  
Amanze Williams, Alternate - absent

**OTHERS:**

Sue Goggin, Town Planner, ZEO, WEO  
Lori Rotella, Assistant ZEO  
Wayne Zirolli, Borough Engineer  
Kathleen Donovan, Burgess Liaison  
Public - 0

1. At 6:00 P.M., William Stopper opened the meeting with the Pledge of Allegiance, took attendance and noted there was a quorum.
2. Executive session with the Borough Attorney.  
There was no executive session.
3. Approval of the October 19, 2016 Public Hearing and Meeting Minutes. The secretary will sign previously approved minutes.

**VOTED:** Unanimously on a motion by Neil Mascola and seconded by Wendyann Fowler to **APPROVE** the October 19, 2016 Public Hearing and Meeting Minutes as written.

**4. OLD BUSINESS:**

- A.** Commission discussion/decision regarding modification to special permit for Lots 18 & 30 Raytkwich Road, Applicant: A Better Way Wholesale Autos.

Attorney Kevin McSherry, 38 Fairview Avenue, Naugatuck on behalf of the applicant A Better Way Wholesale Autos explained that they have received all of their approvals from the other commissions. They received their Wetlands approval this past Wednesday, November 9, 2016. Attorney McSherry briefly described the new plans using Low Impact Development (LID) designed by Steve Trinkaus again. The new elevations and grades are similar to the previously approved plan minus the large retaining walls. The new plan calls for more screening between the residential neighbors located above the property, a smaller building between 7,500 – 10,000 square feet and approximately 60 less parking spaces. William Stopper asked what the conditions the Wetlands Commission put with their approval. Attorney McSherry stated the most significant condition the Wetlands required was a recommendation to the Zoning Commission to have the applicant pay for pre-construction testing of the wells of the residential abutters within 100 feet of the property. Attorney

McSherry doesn't believe this is within the Wetland Commission's authority but rather it should be under the Zoning Commission's authority. He did mention that they did not object to that. There is only between 5 – 6 residents within that area. The only other buildings within 100 feet of this property are located within the industrial park and are serviced by city water. William recalled that the well issue came up previously with the neighbors. William thought maybe it should be done to cover all bases. He also stated that Steve Trinkaus' plan enhanced the neighbors view and he also recalled that the commission determined previously that the new plan was not a substantial change and would also have less of an impact. Susan Goggin explained that the Wetlands Commission decided the new plan was a significant activity and held a public hearing. All of the neighbors were notified of the change. Neil Mascola questioned who was requiring the well testing. He did not understand why they would require this. April Slauson felt the testing was not needed due to the neighbor's properties being much higher than the location of the site being developed. Wendyann Fowler did not see any issues either. April mentioned that most homes serviced by wells have a filtration system located in the home. The commission did not see the need for the applicant to have the burden of paying for the wells to be tested. It was mentioned that the home owners could possibly go the Valley Health and have their wells tested for no charge. William did not feel the need to change their previous conclusion regarding the testing of the wells.

**VOTED:** Unanimously on a motion by Neil Mascola and seconded by April Slauson to **APPROVE** the modification to special permit for Lots 18 & 30 Raytkwich Road, Applicant: A Better Way Wholesale Autos

## 5. NEW BUSINESS

- A. Commission discussion/decision regarding request for extension to special permit for two interior lots (as part of a subdivision) on a property located at 0 Field Street, Applicant: Anderson Mills, LLC

**VOTED:** Unanimously on a motion by April Slauson and seconded by Neil Mascola to **APPROVE** a one year extension to special permit for two interior lots (as part of a subdivision) on a property located at 0 Field Street, Applicant: Anderson Mills, LLC

- B. Ratification for change of use for property at 13 Rockwell Avenue from office use to two family residential use, Applicant: Attorney Leonard Caine

Susan Goggin explained to the commission that the house on 13 Rockwell Avenue was previously used as an office building which is a non-conforming use in the RA-1 zone. The current owner would like to change to a residential use. This change would make the use of the property a conforming use for that zone. The change of use was submitted in April 2016. Shortly after that time, one of the owners, George Krodel, passed away and the change was held up. Attorney Caine would now like to move forward with the change.

**VOTED:** Unanimously on a motion by Wendyann Fowler and seconded by Neil Mascola to **RATIFY** the change of use for property at 13 Rockwell Avenue from office use to two family residential use, Applicant: Attorney Leonard Caine

C. Additional items require a 2/3 vote of the Commission.  
There was none.

6. Chairman Report  
There was none.

7. ZEO Report

Susan Goggin gave the commission an update on the May Street development. She briefly explained the plans. It is currently before the Wetlands Commission. The public hearing opened November 2, 2016. There was a large turnout from the neighbors around the area. Susan showed the commissioners the plans that have been submitted. She also noted that the plans are public and can be viewed in the Land Use Office. She also explained that this will be a PDD.

8. Public Comment  
There was none.

9. Adjournment

**VOTED:** Unanimously on a motion by April Slauson and seconded by Wendyann Fowler to adjourn the meeting at 6:33 P.M.

RESPECTFULLY SUBMITTED:

April Slauson, Secretary/lr